



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## PLANNING COMMISSION

TUESDAY, JULY 25, 2006

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA

### COMMISSIONERS

CHAIR ROBERT J. BENICH  
VICE-CHAIR ROBERT L. ESCOBAR  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER SUSAN KOEPP-BAKER  
COMMISSIONER MIKE R. DAVENPORT  
COMMISSIONER RALPH LYLE  
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

### \*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

### DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH

## PLANNING COMMISSION MEETING AGENDA

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### **GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

#### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** July 11, 2007

#### **PUBLIC HEARINGS:**

- 1) **ZONING AMENDMENT, ZA-06-03: CITY OF MORGAN HILL-NON-RETAIL COMMERCIAL ZONING TEXT AMENDMENT:** A request for approval of an amendment to Chapter 18.04 Definitions and the addition of Chapter 18.23 CR, Restricted Commercial and Mixed Use district to the Morgan Hill Municipal Code. Also requested is the amendment of the zoning designation on 57 parcels from General Commercial CG, to Restrictive Commercial CR, and 7 parcels from Administrative Office CO, to Restrictive Commercial and Mixed Use district, CR. The proposed zoning amendments are consistent with the City's General Plan and the General Plan Master Environmental Impact Report will be used, no further EIR or Negative Declaration is required.(APNS 726-24-013 thru 019 & 021, 764-13-020, 022 thru 025 & 044 thru 049, 766-25-001, 002, 004, 005, 767-17-046 & 047, 767-18-002, 005, 019, 020, 021, 027, 031, 032, 035, 036, 039, 046 & 050, 817-01-002 thru 007, 817-02-014 thru 20, 025, 036, 037 & 051, 817-03-002 thru 010, 050 & 054)

**Recommendation:** Open Public Hearing/Adopt Resolutions approving new zoning text and zoning map amendment, with recommendation to forward to the City Council for approval.

- 2) **POLICY REGARDING TENTATIVE MAP APPROVAL PRIOR TO AWARD OF ALLOCATIONS:** A request for Planning Commission consideration of a Council policy allowing for Planning Commission approval of tentative subdivision maps which include lots which have not yet received building allocations through the Residential Development Control System.

**Recommendation:** Review and forward recommendation to City Council for approval.

- 3) **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDSCS) QUARTERLY REPORT:** Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System.

**Recommendation:** Approve report, with recommendation to forward to the City Council for approval.

#### **TENTATIVE UPCOMING AGENDA ITEMS FOR THE AUGUST 8, 2006 MEETING:**

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- ZA-06-05: Ginger-Custom One
- SD-05-08: Ginger-Custom One
- DA-05-06: Ginger-Custom One
- SD-06-06: Jarvis-South County Housing
- DA-06-03: Jarvis-South County Housing
- ZA-05-14: Jarvis-South Valley Developers
- SD-05-14: Jarvis-South Valley Developers
- DA-05-13: Jarvis-South Valley Developers
- SD-06-03: Cochrane-Mission Ranch
- UP-06-05: Tennant-Rodrigues
- ZA-05-15: Barrett-Syncon
- SD-05-15: Barrett-Syncon
- DA-05-10: Barrett-Syncon
- ZA-04-05: City of M.H.-Cultural Resource Preservation Amendment

### ANNOUNCEMENTS:

### CITY COUNCIL REPORTS

### ADJOURNMENT

#### SPEAKER CARD

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

#### *NOTICE*

#### *AMERICANS WITH DISABILITY ACT (ADA)*

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*